

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
July 25, 2011**

MINUTES

Members present: Dave Liberatore, Kent Finemore, Polly Mills Fife, Phil Cain, Brian Brown and Steve Bluhm. Chairman Finemore appointed Brian Brown as a voting member for this meeting.

Minutes: Dave Liberatore moved, seconded by Phil Cain to accept the minutes of January 24, 2011 as read. Motion passed.

Bruce and Maureen Couture Realty Trust: Application for an Area Variance from Article 9 Section 1 of the Northfield Zoning Ordinance to allow construction of a residence within the 100 foot setback on Glines Park Road (Tax Map R8 Lot 23) in the Conservation zone. Chairman Finemore reviewed the application for abutter notifications and discovered that one abutter was not notified. Items discussed relative to this application:

- The owners of Map R8 Lot 36 and R8 Lot 14 need to be notified and
- The sketch needs to be more detailed with distance measurements included
- If there is a drainage easement for the State of NH, that information should be included.
- The Conservation Commission has suggested that a site walk is in order to determine if the drainage should be considered wetlands and if so whether a Special Use permit would be required.
- The applicant needs to determine whether there is room for a well and septic system on the lot.
- The variance should be from Article 7 Table 2 for setbacks.
- Applicant has owned property for years before the zoning change.

Dave Liberatore moved, seconded by Brian Brown to not accept the application as complete because of abutters not being notified and the sketch not having enough information. Motion passed. After discussion it was decided that the applicant does not need to file a new application, but that two abutters will be notified by certified mail with the other abutters notified by regular mail for the August 22, 2011 meeting. A site walk was scheduled for 6 pm on August 3, 2011.

Gary Brunt: Application for a variance from Article 7 Table 2 of the Northfield Zoning Ordinance to allow a portable steel carport within the setback and expand the front deck from 8'x14 to 8'x23' at 46 Ski Hill Drive (Tax Map R17 Lot 46J) in the Conservation Zone. After review of the application, Dave Liberatore moved, seconded by Phil Cain to accept the application as complete.

Gary Brunt explained that he would like to expand the existing deck to allow more use and add an aluminum car port with sides to protect his cars. This type of car port meets

the zoning ordinance definition of accessory use but will be located within the front and side setbacks as the lot is in the Conservation Zone. Mr. Brunt will not be expanding the driveway and the car port will be installed within the existing driveway which is 20 feet from the side property line. There are trees between the driveway and the abutting residence. Dave Liberatore commented that this is a pre-existing driveway and building located on a .5 acre lot making it impossible to meet the setbacks. Polly Mills Fife added that the septic system is located in front of the house making it impossible to move the car port away from the side boundary.

The public hearing was opened and closed without any comment. Board members reviewed the criteria for granting a variance:

1. Granting the variance would not be contrary to public interest as accessory use is consistent in the area.
2. The spirit of the ordinance would be observed as it fits within the nature of development in the area.
3. Granting the variance would give substantial justice as it is an appropriate use of the property.
4. The values of surrounding properties would not be diminished by granting the variance as it fits in with the character of the neighborhood.
5. Not granting the variance would create an unnecessary hardship because of the size of the lot and accessory use is allowed in all districts.

Dave Liberatore moved, seconded by Brian Brown to grant a variance from Article 7 Table 2 of the Northfield Zoning Ordinance to allow a portable steel carport within the setback and expand the front deck from 8'x14 to 8'x23' at 46 Ski Hill Drive (Tax Map R17 Lot 46J) in the Conservation Zone with the following conditions:

1. That the northwest corner of the expanded deck be no closer to the front property line than the existing deck, and
2. That the car port must be placed within the existing driveway on the southwest corner of the property no closer to the south boundary line than the existing driveway.

Motion passed.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 08-22-11